
HOUSING

GOAL

Provide a diversity of housing options encouraging the construction and preservation of moderate- and higher-cost housing.

EXISTING CONDITIONS

The critical question in Greater North Park is how and where additional residential units will be accommodated. If residential development were to continue to occur as it has in the past several decades, then additional disruption of single-family and low-density neighborhoods can be anticipated. However, if residential infill were to occur, primarily within the commercial and transit corridors, then the single-family and low-density neighborhoods could be preserved and rehabilitated.

There is also need for residential revitalization because the housing stock has aged and because the lure of new, larger suburban homes has attracted the more affluent buyers, leaving the smaller, older housing in Greater North Park to lower-income people, many of whom do not have the resources to upgrade their property. With the lack of significant undeveloped acreage in this community, the preponderance of changes in housing will result from the replacement of existing housing with new housing probably at higher densities, and from revitalization of housing through rehabilitation and/or conversion of existing neighborhoods. Because of these facts, the thrust of this element will be principally directed to revitalization of housing.

Housing Type and Tenure

The housing stock in Greater North Park has grown slowly but steadily over the last 20 years and reached approximately 22,400 units in 1985. The housing can be characterized as older but generally sound, with the majority of the housing being multifamily units. Many of the detached houses built before 1940 are now being replaced with multifamily units. The southeasterly portion of the community remains mostly single-family and contains the most recent development.

Overall, 44 percent of the units are single-family and 56 percent are multifamily. Most of the multifamily units are rental apartments at densities ranging up to 100 units per acre and more, while two high-rise elderly housing projects average over 200 units per acre. Rental units comprise 62 percent of all households compared to 51 percent citywide.

Multifamily development, occurring over the last several years, has been predominantly smaller projects of less than ten units confined to parcels of 7,000 square feet or less. These projects have observed only the bare minimum requirements as to landscaping and off-street parking requirements. While there have been a number of higher-quality multifamily developments, the standard six- to nine-plex apartment development with its 25-foot curb cuts and minimal landscaping has been the typical multifamily product in the community.

During the 1960s, the number of owner-occupied housing units in Greater North Park fell from 45 percent to 35 percent, over which time several thousand apartment units were constructed. Since 1970, the ratio of owner-occupied units increased slightly, as apartment construction has slowed and condominium construction has emerged.

Existing Zoning

Existing residential zoning in Greater North Park would permit approximately 44,000 dwelling units. Not only does existing zoning permit residential density in excess of what can be reasonably anticipated for the community plan area, but the existing zoning patterns permit multifamily development in areas that are predominantly single-family or low-density residential areas.

Cost of Housing

The average value of homes is somewhat lower than the City average. The median value of ownership units was set at \$73,400 versus \$90,700 for the City as a whole in 1980, according to census respondents. The median rent in 1980 was \$225 as compared to \$249 for the City. The highest values and rents appear in the southerly portion of the community, where the homes are larger, newer and predominantly single-family.

Conditions of Housing

Approximately 95 percent of the dwelling units in Greater North Park were identified as being in sound condition in the 1975 Special Census, while less than one percent were considered dilapidated. However, over ten percent of the dwelling units were not considered sound in two areas; south of Upas Street between 28th Street and 32nd Street, and east of Arizona Street between Madison Avenue and El Cajon Boulevard.

Vacancy Rate

The vacancy rate for Greater North Park in 1985 was 4.4 percent compared to 5.0 percent for the City.

Population Characteristics

The population of Greater North Park has grown very little in the last 20 years, reaching 37,292 in 1980. The declining number of persons in each household has nearly offset the added housing units. The average household size is now less than 1.9 persons per household, compared to 2.5 persons per household citywide. This statistic reflects the large number of elderly households with no children at home; 21 percent of the Greater North Park population is over 65 years compared to ten percent of the City, and 30 percent of the householders are retired. Only 14 percent of the population is under 18 years old, while 21 percent of the City population falls into this category.

Ethnic Composition

The ethnic composition shows a higher than average percentage of whites at 87 percent versus 76 percent whites citywide. The only ethnic minority group with a higher concentration than the City is Vietnamese, but only 1.3 percent of the population falls into that group.

Income

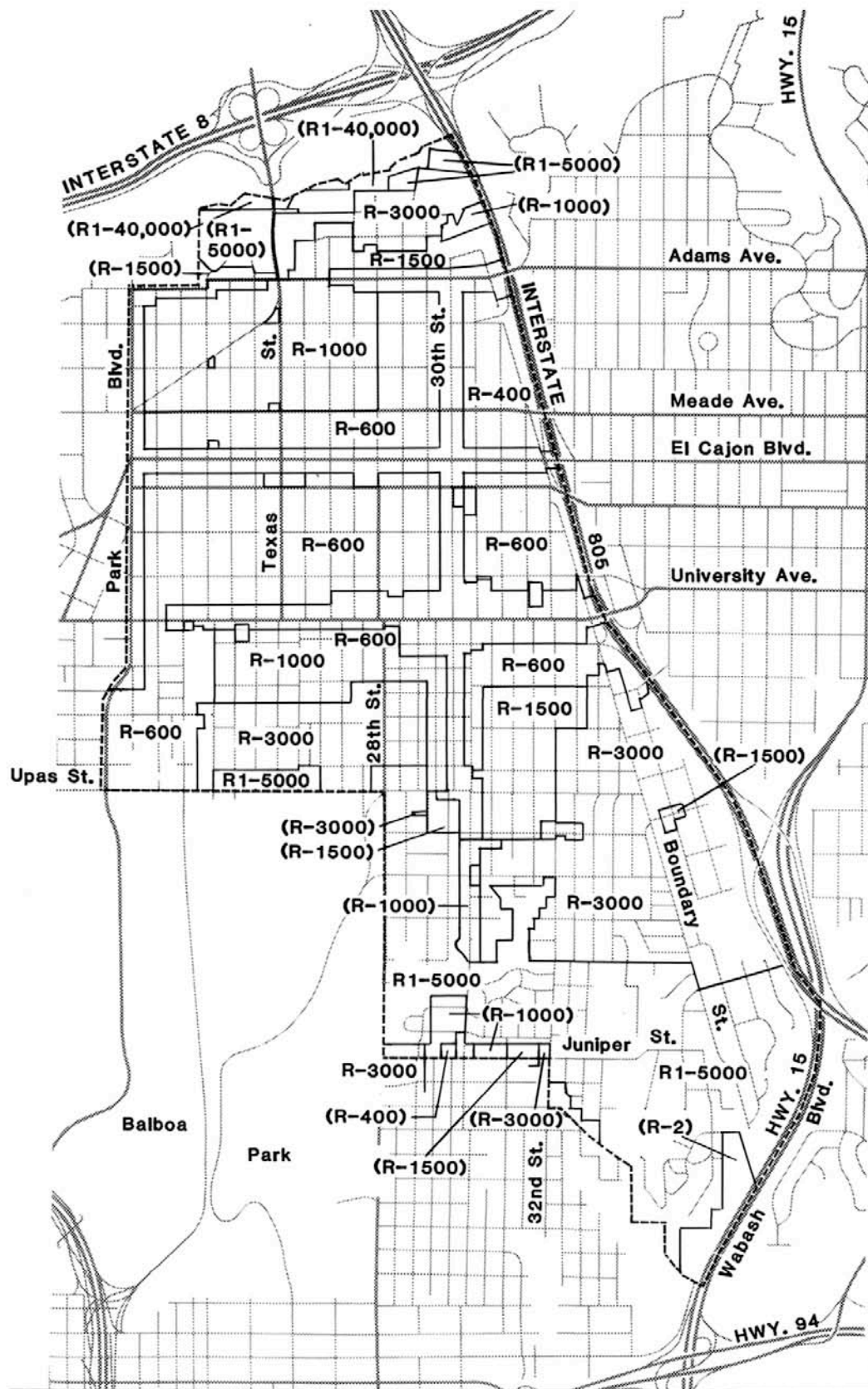
As of 1980, the median annual household income was \$11,432, about one-third lower than the City average. Within Greater North Park, the highest average incomes are found in the southwest sector of the community, where income actually exceeded the City average. The lowest average incomes are found in the northwest corner of the community. Lower incomes are typically seen in areas with a concentration of elderly persons.

Projections

The adjusted Series VI regional growth forecast projects a gradual increase in the number of housing units from the October 1, 1985 estimate of approximately 22,400 to the year 2000 figure of 22,600. It is obvious that this projection is no longer accurate, primarily due to the surge of multifamily development in recent years. Therefore, based upon assumptions established for the traffic forecast study for the community, it is estimated that approximately 7,000 new housing units will be provided over the next 20 years for a total of approximately 30,000. The current (October 1, 1985) estimated population for Greater North Park is 40,800. The 20-year population in projecting for the community based upon the number of projected housing units and a family size of 1.85 is 55,500.

OBJECTIVES

- Maintain the low-density character of predominantly single-family areas, outside the designated higher-density areas primarily located along El Cajon Boulevard and University Avenue, and encourage rehabilitation where appropriate.
- Require high-quality development at medium- to high-densities, centrally located within the community, to form an attractive and vital central area focusing on El Cajon Boulevard and University Avenue.
- Encourage mixed-use development that incorporates housing with commercial and office uses within selected commercial nodes.
- Ensure that new residential development is provided in accordance with the performance standards established in this Plan.
- Provide adequate off-street parking.



Existing Zoning – Residential (Prior to Adoption of Community Plan)

Greater North Park Community Plan

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FIGURE

RESIDENTIAL DENSITY RECOMMENDATIONS

The Greater North Park Community Plan seeks to provide a diversity of residential densities and housing types within the community. In order to accomplish this goal, two primary objectives have been established: First, to provide for the preservation and rehabilitation of single-family and lower-density neighborhoods; and, second, to establish higher-density residential areas in close proximity to the transit corridors. By concentrating the high-density areas in the central portion of the community in close proximity to major public transit corridors and to the community's primary commercial areas, it is anticipated that a strong, vibrant, redeveloped high-intensity urban core will result. Preservation of the single-family and low-density areas in the northern section of the community and throughout the southern section of the community will help provide a variety of housing stock within the community.

Between the high-intensity core and the single-family and low-density areas are transition areas. These areas not only provide a transition between the high- and low-density areas but also add to the variety of housing stock through their predominately low-medium and medium-density residential designations.

Therefore, the residential density map (see **Figure 6**) is a reflection of a high-intensity residential core with densities becoming lower as the distances from the high-intensity core increase.

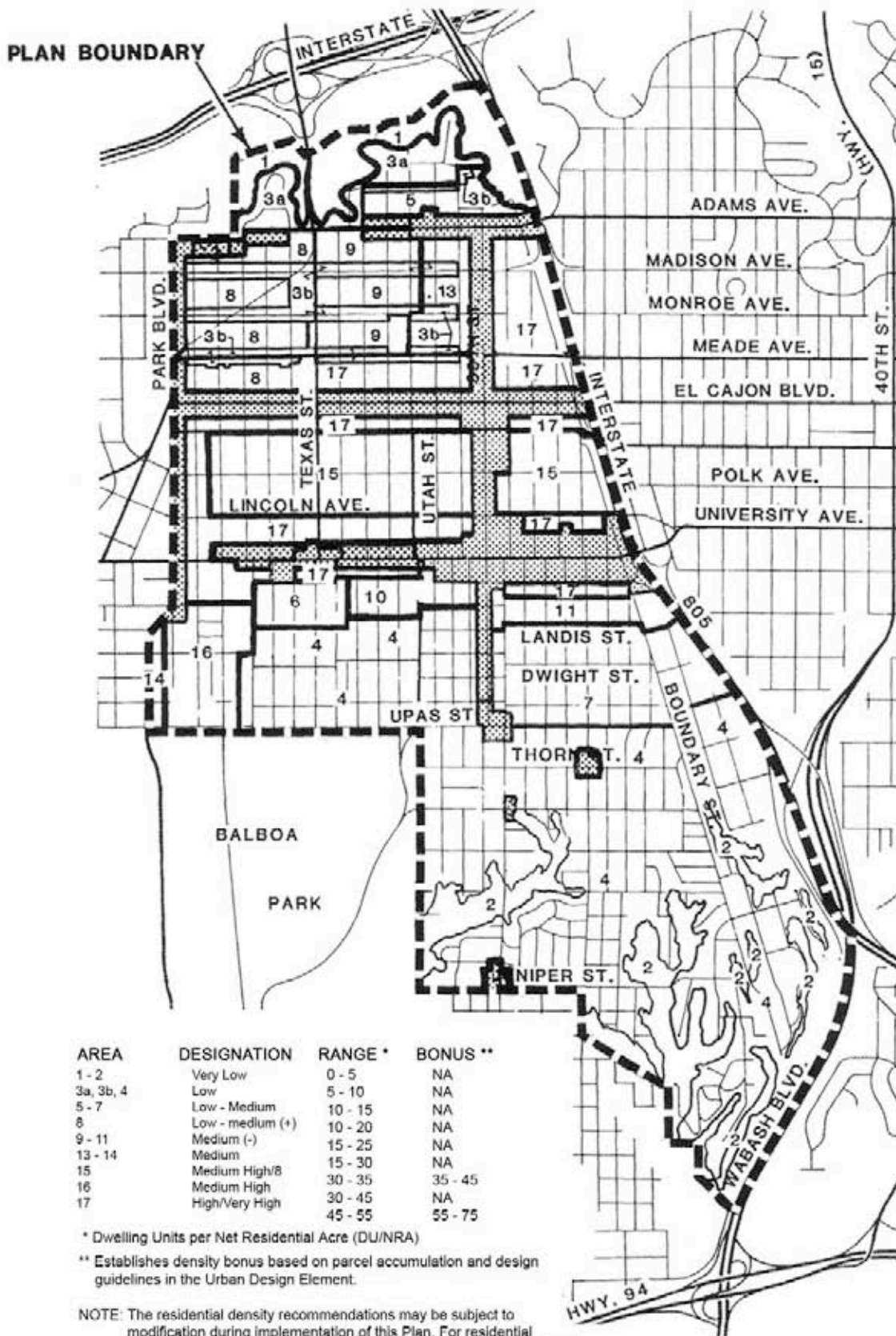
The following recommended residential densities in **Table 2** are applicable within the residential areas illustrated in **Figure 6**. A planned district or tailored zoning should be utilized to permit the residential densities established within selected areas. The guidelines set forth in the **Urban Design Element** should be utilized in formulating the tailored zoning for the selected areas. Recommended density ranges are established based upon dwelling units per net residential acre (DU/NRA). Existing residential zoning is indicated in **Figure 5**.

TABLE 2
RESIDENTIAL DENSITY RECOMMENDATIONS

Area	Designation	Range*	Bonus**
1 - 2	Very Low	0 - 5	NA
3 - 4	Low	5 - 10	NA
5 - 7	Low-Medium	10 - 15	NA
8	Low-Medium (+)	10 - 20	NA
9 - 11	Medium (-)	15 - 25	NA
13 - 14	Medium	15 - 30	NA
15	Medium High/Bonus	30 - 35	35 - 45
16	Medium High	30 - 45	NA
17	High/Very High	45 - 55	55 - 75

* Dwelling units per net residential acre.

** Establishes density bonus based upon parcel accumulation and design guidelines in the **Urban Design Element**.



Residential Densities
Greater North Park Community Plan

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FIGURE

RESIDENTIAL AREA DENSITY ASSIGNMENTS

The residential areas are described, together with their density assignments, in the following narrative. The boundaries, as described for each area, are only for general locational purposes. For specific boundary descriptions of the individual areas, reference should be made to **Figure 6**.

Very Low-Density (0-5 DU/NRA)

- Area 1: That area lying north of Adams Avenue which is in the Hillside Review (HR) Overlay District and is designated as open space. This area is also part of the south slopes of Mission Valley and it provides a buffer between the residential areas along the edge of the mesa and the intensive commercial development in Mission Valley. These areas should only be allowed to develop under the provisions of a Planned Residential Development (PRD) permit and should not exceed a density of one dwelling unit per 40,000 square feet (see **Figure 6**).
- Area 2: Those areas of the community lying south of Redwood Street which are in canyons and hillsides. These areas are in the Hillside Review (HR) Overlay District and are designated as open space. The 34th Street Canyon provides a natural open space boundary between Greater North Park and the Greater Golden Hill Precise Plan area while all the canyon areas in this portion of the community provide a feeling of openness. They should be allowed to develop only under the provisions of a Planned Residential Development (PRD) permit and should not exceed a density of one dwelling unit per 40,000 square feet (see **Figure 6**).

Low-Density (5-10 DU/NRA)

- Area 3a: This is the single-family area north of Adams Avenue. The predominant type of development in this area is the single-family dwelling, although there has been some multifamily development intrusion. This area provides an enclave of single-family residential development in the northern portion of the community and adds to the residential diversity of the community. Panorama Drive is an example of a quiet residential enclave existing in close proximity to higher-density areas (see **Figure 6**).
- Area 3b: This area consists of the lots fronting on the east-west streets of Meade, Madison and Monroe Avenues; lots on Shirley Ann Place; and lots fronting on Collier Avenue, Kansas Street and Copley Avenue. Although many of the parcels are substandard in size, it is intended that these areas be preserved as low-density in scale and character (see **Figure 6**).
- Area 4: Those areas of predominantly single-family development in the southern portions of the community. These areas feature quality single-family neighborhoods in the blocks adjacent to Balboa Park and around the canyon areas in the southern portions of the community. In addition, numerous examples of the classic single-family California bungalow can be found in these areas. It is intended that these areas be preserved as the community's primary single-family residential area and that, where necessary, rehabilitation of deteriorated residential units be undertaken (see **Figure 6**).

- Areas 1-4: For the single-family residential Areas 1 through 4, the clustering of dwelling units through a Planned Residential Development permit should only be approved if the proposed project creates dwelling units which strongly resemble the scale and character of the surrounding development. It is acknowledged that this approach may often result in substantially fewer dwelling units than the maximum allowed by the underlying R-1 (single-family) zones.

Low-Medium Density (10-15 DU/NRA)

- Area 5: This area is north of Adams Avenue and east of Hamilton Street. It has a range of housing types, with the multifamily structure being the dominant type. It provides a transition between the single-family areas to the north and the west and the commercial center around Adams Avenue and 30th Street (see **Figure 6**).
- Area 6: This area is located north of Landis Street and west of 28th Street, and south of Wightman Street and west of the alley between Arizona and Arnold Streets and is primarily a duplex area with some single-family and higher-density development. This area serves as a transitional area between the higher-density areas to the north and the single-family neighborhoods adjacent to Balboa Park. This area could be a recipient area for single-family bungalow structures being moved to this area as second units from higher-density areas rather than being demolished (see **Figure 6**).
- Area 7: This is a large area south of Landis Street and primarily east of 30th Street which is intended as a duplex area. This area features a variety of housing types with the duplex being a typical form of housing in this area. This area also serves as a transitional area between higher-density and commercial development to the north and the community's primary single-family areas to the south. This is an ideal area for move-on bungalow structures from higher-density areas (see **Figure 6**).

Low-Medium (+) Density (10-20 DU/NRA)

- Area 8: That area north of Meade Avenue and west of Texas Street which is a mixture of single-family, duplex and multifamily development with single-family accounting for a significant portion of the existing housing stock. The smaller lot patterns along the east-west streets provide assurance that some single-family development will remain. In addition, this density will permit infill on the interior lots in the form of one or two dwelling units per parcel (see **Figure 6**).
- Areas 5, 6, 7, 8: Parcel consolidation should be prohibited in residential Areas 5, 6, 7 and 8 which are designated low-medium density at 10-15 and 10-20 dwelling units per acre.

Medium (-) Density (15-25 DU/NRA)

- Area 9: That area north of Meade and generally east of Texas which primarily consists of multifamily development with very little remaining lower-density development. This area is suitable for infill development at a density that will not give the appearance of higher-density development (see **Figure 6**).

- Area 10: That area south of Wightman Street and North Park Way and west of 30th Street and east of the alley between Arizona and Arnold Streets which is intended to serve as a transition area between the higher-density areas along University Avenue and the lower-density areas to the south. This area is a mix of higher-density development and duplexes with some remaining single-family dwellings (see **Figure 6**).
- Area 11: That area south of North Park Way and east of 30th Street which is also intended to serve as a transition area between the higher-density areas to the north and the lower-density areas to the south. It is presently a mixture of multifamily and duplex development with some scattered remaining single-family dwellings (see **Figure 6**).

Medium-Density (15-30 DU/NRA)

- Area 13: That area between Idaho and 30th Streets north of Meade Avenue primarily consists primarily of multifamily development with little remaining lower-density development. This area serves as a transition from the 30th Street commercial area and the lower-density areas to the west. Infill in this area will also provide support to the commercial area along 30th Street and to the Adams Avenue and 30th Street commercial center (see **Figure 6**).
- Area 14: This area consists of those residentially designated blocks abutting Park Boulevard on the east side between Robinson Avenue and Upas Street. There are a large number of structures in this area which are visually pleasing from a historical or architectural point of view. It is possible that some of these structures could be utilized as “bed and breakfast” inns and serve a visitor clientele. In addition, this portion of Park Boulevard provides a pleasant transition to and from Balboa Park. The residential density recommended for this area is intended to maintain the existing character and density of the area (see **Figure 6**).

Medium-High/Bonus Density (30-35 DU/NRA) with a 35-45 DU/NRA Bonus

- Area 15: This area lies between Howard and Lincoln Avenues and extends virtually the entire width of the community. It is characterized by a mixture of lower- and medium-density development with a scattering of single-family development. This area, while not abutting the major transit corridors, is within walking distance of them and the commercial areas along El Cajon Boulevard, 30th Street and University Avenue. As a result of these factors, this area is recommended for medium-high density residential development with a density bonus being obtainable for parcel accumulation and compliance with the design guidelines of the **Urban Design Element** (see **Figure 6**).

Medium-High Density (30-45 DU/NRA)

- Area 16: This area has a mixture of residential types with multifamily being the predominant type. There are examples of older quality development which lend a qualitative visual character to the area. This area also focuses on Florida Street which is a north-south linkage between Balboa Park and the Trolley Barn park site on Adams

Avenue. The medium high-density recommended for this area is in keeping with existing quality development and will provide for infill development of similar density (see **Figure 6**).

High/Very High-Density (45-55 DU/NRA with a 55-75 DU/NRA Bonus)

- Area 17: This area actually consists of several areas, all of which are located in close proximity to the major transportation corridors of El Cajon Boulevard, University Avenue and Park Boulevard. Also included is the area abutting I-805 between Adams Avenue and El Cajon Boulevard. These areas are assigned the highest residential densities for designated residential areas due to their easy walking distances to public transit routes which run along the aforementioned streets. These areas are also located in close proximity to many of the community's commercial areas and, by permitting higher densities in these residential areas, support in the form of increased patronage is provided to the commercial areas. In addition, the western sector of University Avenue which is currently a mixture of older deteriorated residential development and strip commercial uses. Redevelopment of this area should be encouraged by designating the area high-density residential. Because of the proximity of these areas to transit corridors and commercial centers and in order to encourage quality residential development in these areas, they are recommended for high-density residential development with the opportunity for obtaining a bonus to very high-density through parcel accumulation and compliance with the design guidelines of the **Urban Design Element** (see **Figure 6**).

Along the south side of Meade Avenue, south of residential Area 8, tailored zoning should be developed in such a manner as to ease the transition between the differing densities of Areas 8 and 17 to the extent possible. Similar tailored zoning should also be investigated where there are similar differences or transitions in densities.

SENIOR HOUSING

Current regulations provide for a Conditional Use Permit (CUP) to be granted for senior housing, which allows both increased density and decreased parking for such projects. These concessions are based on the smaller family size and lesser number of cars in senior households.

Greater North Park is an attractive area for this type of project. Bus service is available, as are neighborhood markets and other shopping. Balboa Park is nearby, while the North Park Recreation Center also offers programs catering to senior citizens. In addition, higher-density zoning is available and land prices are relatively reasonable. Due to these characteristics, a number of senior projects have located in the Greater North Park area.

Concentrating senior housing projects in one area could cause adverse impacts such as out-of-scale development. Therefore, care should be taken in the granting of increased density or the permitting of decreased parking. The impact of such concessions on parks, emergency services, neighborhood character and on-street parking in particular should be studied.

IMPLEMENTATION PROGRAM

1. Establish a higher-density residential core centered around the public transit corridors of El Cajon Boulevard and University Avenue.
2. Preserve and rehabilitate plan designated single-family and low-density neighborhoods.
3. Develop, as an implementation program, tailored zoning for all or portions of the community. The standards and development regulations should be predicated upon the goals and objectives of the **Urban Design Element** and the implementation studies leading to implementing legislation.

Refinements and modifications to the boundaries and recommended densities for the various residential areas may be incorporated into the implementing legislation. In addition, the achievability of the recommended densities may be predicated upon the design standards, development regulations and other regulations of the implementing legislation.

The Future Single-Family Neighborhood Character - Single-Family Protection

The existing low- and very low-density residential areas are characterized by lots developed with a single-family detached house or a duplex which is compatible with the scale of surrounding single-family houses. These areas are zoned for single-family development (R1-5000) and should be protected as single-family neighborhoods in the future. Therefore, requests for rezonings or other discretionary actions in these areas, which could result in construction of any type of residential structure other than a traditional single-family house with one unit per lot, should be denied.

Recommendations

- Retain the existing residential zones in their present configurations, except those for the areas called out on the Single-Family Neighborhood Classification Map (**Figure 6a**).
- Designate the areas called out on the Single-Family Neighborhood Classification Map (**Figure 6a**) map as Low-Residential Use (5-10 DU per acre).
- Rezone the areas called out on the Single-Family Neighborhood Classification Map (**Figure 6a**), as protected single-family, from MR-3000 and MR-1000 to R1-5000. This area is developed primarily as single-family and should remain as an integral part of the single-family character of the neighborhood.